

Calgary Planning Commission Member Comments



For CPC2020-0926 / LOC2019-0189
heard at Calgary Planning Commission
Meeting September 03, 2020



Member	Reasons for Decision or Comments
<p>Commissioner Scott</p>	<p>Comments related to the Land Use, in support:</p> <ul style="list-style-type: none"> The approach supports City of Calgary objectives around integrated Civic Facilities planning, design and development, and co-locates multiple uses on a single site in a mixed-use configuration, which is more efficient than separated facilities and uses. <p>Comments related to the Development Permit:</p> <ul style="list-style-type: none"> Although the underlying land use is supportable, the development concept requires more work to better integrate the site with the surrounding area – both in terms of the existing transportation network (bicycle, pedestrian, cyclist) and The planned operational integration with the facility and the intersection of 32nd Avenue and 37th Street is inadequate as shown, and the signalized operation (with fire equipment signal pre-emption) should be installed concurrent with opening of the proposed new fire hall. The applicant’s argument that the crossing of 32nd Avenue is undesirable at the existing location is not resolved if access to 32nd Avenue is relocated to a stop-controlled intersection at 37th Street. For the land use to be considered appropriate at this location, further measures are required to minimize the need to employ sirens exiting the site and entering 32nd Avenue from 37th Street, including improved warning and control systems north and south of the firehall driveway apron. The applicant has not properly illustrated how the proposed firehall/affordable housing site will functionally operate and relate to the remainder of the redesignation area for the master plan to be considered adequate.